



FOR LEASE ■ 4,186 SF

CBRE

PAD BUILDING - FORMER BANK SITE / DIVISIBLE

3505 CANNON ROAD OCEANSIDE, CA 92056



JOIN THESE RETAILERS



UNDER
NEW
OWNERSHIP



SITE PLAN

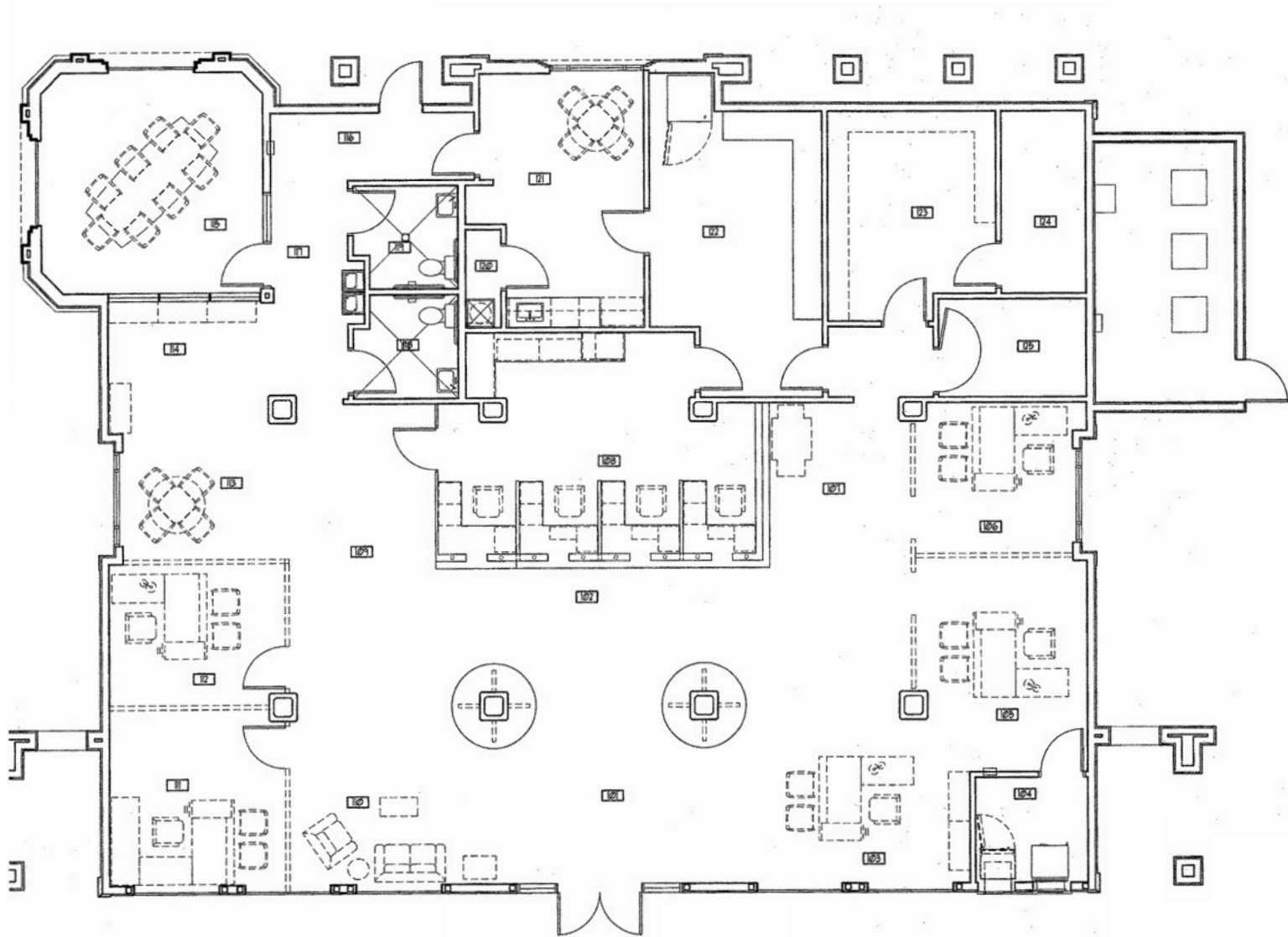


[VIEW VIRTUAL TOUR](#)

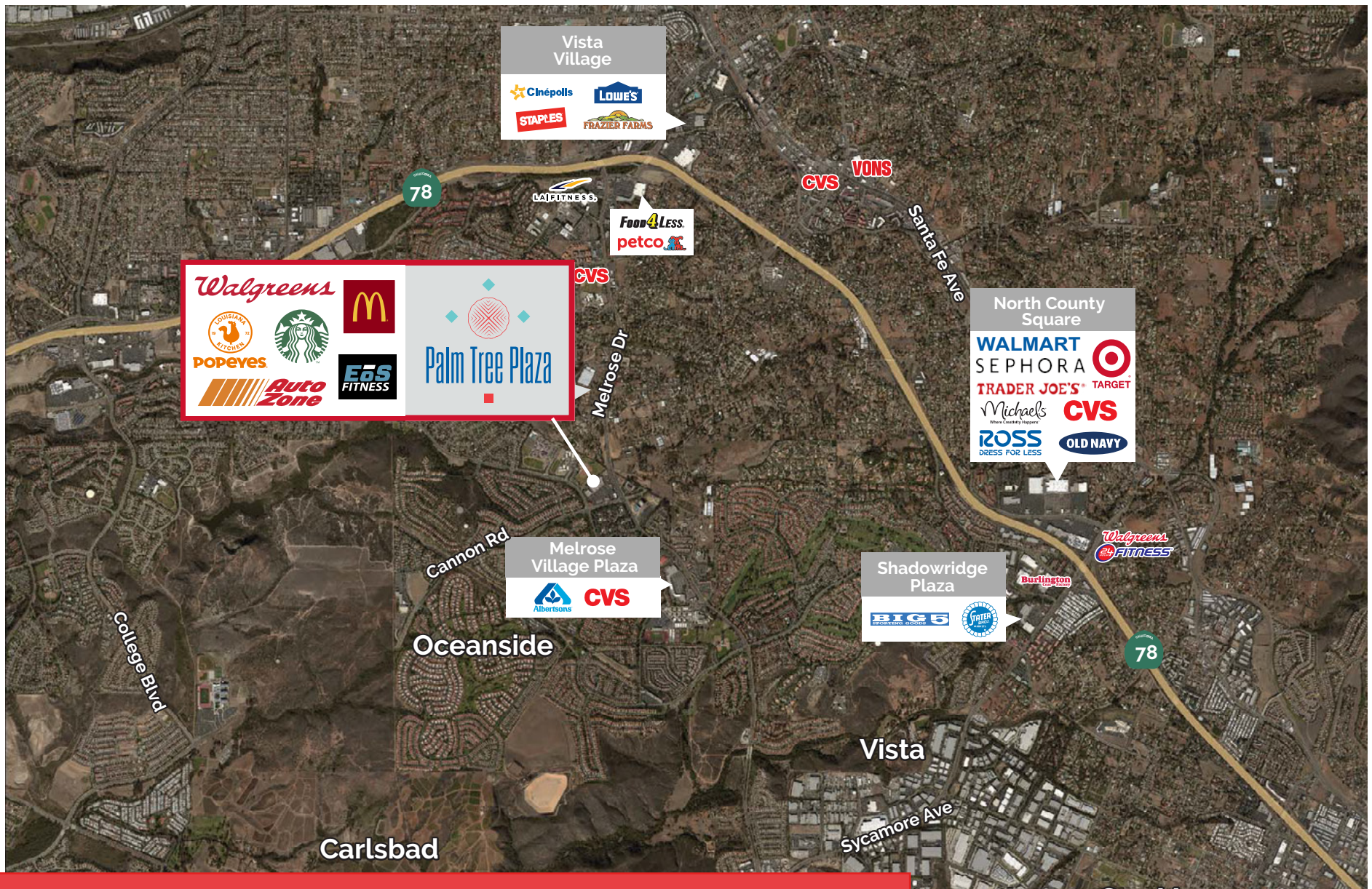
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FLOOR PLAN



AREA RETAILERS



AREA DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population	13,046	118,052	281,530
2030 Population	12,837	118,512	285,032
Percent Pop Change: 2020 to 2025	-0.41%	-0.03%	0.16%
Percent Pop Change: 2025 to 2030	-0.32%	0.08%	0.25%

HOUSEHOLDS

2025 Households	5,102	40,867	100,656
2030 Households	5,079	41,495	102,997
Percent HH Change: 2025 to 2030	-0.09%	0.31%	0.46%
Average Household Size	2.53	2.84	2.76

SITE STATISTICS (PLACER.AI)

Visits	2.7M
Unique Visitors	215.9K
Vist Frequency	12.45
Average Dwell Time	55 Min
Visits YoY	+11.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$176,563	\$142,659	\$158,951
2030 Average Household Income	\$197,216	\$161,916	\$180,120
2025 Median Household Income	\$139,651	\$108,724	\$118,370
2030 Median Household Income	\$157,068	\$124,584	\$139,649
2025 Per Capita Income	\$69,694	\$49,855	\$56,973
2030 Per Capita Income	\$78,764	\$57,183	\$65,220

HOUSING UNITS

2025 Housing Units	5,296	42,610	105,733
Occupied Units	5,102	40,867	100,656
Vacant Housing Units	194	1,743	5,077
2025 Owner-Occupied Housing Units	3,181	23,485	61,312
2025 Renter-Occupied Housing Units	1,921	17,382	39,344
2025 Median Home Value	\$961,976	\$832,986	\$899,081
2025 Average Home Value	\$1,093,615	\$891,296	\$993,509

Source: ESRI





FOR MORE INFORMATION,
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